

EROSION AND SEDIMENTATION CONTROL

1. INSTALL SILT FENCE, KEYED IN AT LOCATION SHOWN.
2. GRADE, LOAM, SEED, AND MULCH ALL UNVEGETATED AREAS UNLESS NOTED OTHERWISE. (OR HYDROSEED)
3. GROWTH MUST BE ESTABLISHED PRIOR TO PAVING.
4. VEGETATED AREAS MUST BE STABILIZED PRIOR TO REMOVAL OF SILT FENCE.
5. IN EVENT OF POSSIBLE FUTURE WASHOUT, LOW AREA WITHIN R.O.W. TO BE LINED WITH DS STONE TO CREATE 4' WIDE LEVEL SPREADER.

REID PLAN 24478

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LEGEND

FND IP	FOUND IRON PIPE
FND IPN	FOUND IRON PIN (REBAR)
-----	STONE WALL
-----	WIRE FENCE
-----	WOODEN FENCE
-----	CHAIN LINK FENCE
-----	UTILITY POLE
-----	SEWER MANHOLE
-----	EXISTING SPOT ELEVATION
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-----	CATCH BASIN
-----	UNDERGROUND ELEC./TEL
-----	OVERHEAD WIRES
-----	EDGE OF PAVEMENT
-----	HYDRANT
-----	SEWER LINE
-----	DRAIN LINE
-----	GAS LINE
-----	WATER LINE
-----	EXIST EXTERIOR LIGHT

NOTES

1. ZONING BOARD OF ADJUSTMENT APPROVAL GRANTED 12/29/00, CASE NO 200-029, ARTICLE V TABLE 1 AND ARTICLE XIV, PARAGRAPH A WITH CONDITIONS: 1. FENCE ON ADJUTING PROPERTY (EDNA ANDERSON'S MOBILE HOME PARK); 2. ENTRANCE/EXIT ONE-WAY TRAFFIC PATTERN; 3. NO RETAIL SALES OR MORE THAN ONE UNREGISTERED VEHICLE ON PROPERTY; AND 5. [sic] MERGER OF PROPERTIES APPROVED BY PLANNING BOARD.
2. EXISTING DRIVEWAY LOCATIONS FREEDOM ROUTE 107 RELOCATION, REFERENCE NH HIGHWAY DEPARTMENT R.O.W. PURCHASE PLANS, RCRD PLAN D4416, SHEET 7 OF 7.
3. SUBSURFACE UTILITY LOCATIONS ARE BASED ON TOWN SEWER PLANS AND OTHER TOWN RECORDS AND MUST BE VERIFIED BY DIGSAFE PRIOR TO ANY SITE DEVELOPMENT WORK.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 330143 0003 B DATED JUNE 17, 1989.
5. TOPOGRAPHIC DATUM IS KEYED TO TOWN SEWER PLANS, TOWN 73, NAIL FOUND IN POLE #1014, SOUTH SIDE OF ROUTE 107, APPROX 230' WEST OF SUBJECT LAND, ELEV 72.87.
6. EXISTING LIGHTING IS BELIEVED TO PREDATE PASSAGE OF ARTICLE X, SITE REVIEW REGULATIONS.

APPROVED BY THE
SEABROOK PLANNING BOARD

DATE: 5/15/01

John A. Bunch
Steve C. Fitch
Paul J. Gaudin

OWNER OF RECORD

PJD PROPERTIES, LLC
585 LAFAYETTE ROAD
SEABROOK, NH 03874
DEEDS: RCRD 3422-2534
RCRD 3498-0486
TOTAL AREA: 1.107 ACRE±
(48223 SF±)
EXISTING TAX MAP 5-9-1, 5-10-D
PROPOSED TAX MAP 5-9-1
ZONING CLASS: ZONE 3, INDUSTRIAL

N/F CIMARRON REALTY TRUST
C/O FRANCIS C. MCDONNELL
PO BOX 1209
SEABROOK, NH 03874-1209
RCRD 1964-0363
TAX MAP 5-12-0

N/F EDNA (ANDERSON) DROWN
PO BOX 265
SEABROOK, NH 03874-0265
RCRD 2187-057
TAX MAP 5-9-0

ROUTE 107

EASTBOUND LANE

WESTBOUND LANE

EXISTING PAVED PARKING

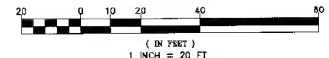
EXISTING PACKED GRAVEL SURFACE

TRACT 1
24,094 SF±
RCRD 3422-2534
TAX MAP 5-9-1

EXISTING COMMERCIAL BUILDING
SLAB EL 80.07

TRACT 2
24,129 SF±
RCRD 3498-0486
TAX MAP 5-10-D

GRAPHIC SCALE



*5/9/01 REVISIONS PER PLANNER COMMENTS

LOT LINE ELIMINATION
AND SITE PLAN
FOR
PJD PROPERTIES, LLC
IN
SEABROOK, NH
SCALE: 1"=20' APRIL 30, 2001 5/9/01*
PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

D-28989